

**APPROVED MINUTES OF THE  
COMMITTEE OF THE WHOLE**

January 16, 2024  
Conference Room #119  
5:30 P.M.

Present: Commissioners: Mayor Pro-Tem Robert Coughlin, Betsy Artz, Maurice Groce, David Moore II, Clarkston Morgan, Jessica Ann Tyson and Mayor Stephen Kepley.

Staff present: Executive Assistant Stephanie Fox, Deputy City Administrator Shay Gallagher, City Clerk Dan Kasunic, Police Chief Bryan Litwin, Fire Chief Brent Looman, Community Development Director Terry Schweitzer, Fire Department Administrative Assistant Nancy Shane, City Attorney Jeff Sluggett, and Sabo Representative Anna Kendall.

Mayor Pro-Tem opened the meeting and requested a motion to go into Closed Session.

Motion by Artz, seconded by Morgan, to enter into Closed Session for negotiation session connected with the negotiation of collective bargaining agreements as permitted under Section 8(c) of Public Act 267 Open Meetings Act of 1976.

Roll Call Vote: Yeas: All. Nays: None. Absent: None.

Motion Carried.

The meeting was adjourned at 6:05 p.m.

The meeting reconvened at 6:15 p.m.

**PLANNING DEPARTMENT:**

**A. RECOMMEND APPROVAL/REJECTION OF MASTER PLAN  
AMENDMENT FOR REZONING OF NE QUADRANT OF 52<sup>ND</sup> STREET  
AND BROADMOOR AVENUE.**

Community Development Director Schweitzer provided three maps of the areas for action with the four properties marked in blue and two other properties not owned by the applicant in red. Director Schweitzer provided a history of actions taken by the Planning Commission noting the area is vacant. And totaling eight acres in a triangle. He noted this proposed action tonight is only to approve or reject changing the Master Plan for rezoning of the NE quadrant of 52<sup>nd</sup> Street and Broadmoor Avenue from Industrial to Commercial. Director Schweitzer reviewed information provided by the Right Place and by Grand Valley on value of

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Commercial versus Industrial. The committee discussed and questioned different points of the proposed change.

Mayor Kepley did note that EGLE has changed the wetland policies but did state he thought this was the best way to go.

Motion by Groce, seconded by Artz, to recommend to the City Commission to approve a Master Plan amendment for rezoning of NE quadrant of 52<sup>nd</sup> Street and Broadmoor Avenue.

Motion Carried.

The meeting was adjourned at 6:46 P.M.

Dan Kasunic  
City Clerk

Robert Coughlin  
Mayor Pro-Tem